

Town of Braselton  
Traditional Neighborhood Development (TND)

DEVELOPMENT CODE AMENDMENT

Adopted March 2005

Jordan, Jones & Goulding, Inc.  
6801 Governors Lake Parkway  
Norcross, GA 30071  
in association with

Ward Seymour and Associates Architecture  
Maddox, Mix, Bowman & Zoeckler, Attorneys at Law

## **ARTICLE XIV TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)**

### **14.1 Purpose**

The purpose of the TND District is to create an innovative residential zoning classification that encourages a pattern of neighborhood development that will be consistent with the traditional qualities of the Town of Braselton Downtown Historic District and that will be compatible with surrounding residential areas of the Town. The TND District is distinguished from other residential zoning districts through a unified plan for a neighborhood that includes a diversity of land uses and lot sizes, housing types and sizes to accommodate persons of a variety of stages of life in a pedestrian-oriented setting that is well integrated with the Town's neighborhoods, parks, civic spaces, and commercial uses.

### **14.2 Design Guidelines**

The TND Design Guidelines are hereby adopted and made part of this Ordinance and shall apply to property in the TND. Within the TND District, design and construction of new buildings that are not in substantial conformity with the TND Design Guidelines is prohibited. In cases of a conflict between the TND Design Guidelines and the text of this Article, the text of this Article shall govern.

### **14.3 Criteria for TND Applications**

The applicant for the TND District shall demonstrate that the site development concept satisfies the following requirements:

- A. A minimum of 10 acres.
- B. Planned development that will have a greater net benefit to the Town than that resulting from conventional development. Net benefit to the Town may be demonstrated by one or more of the following factors:
  1. Inclusion of a variety of residential uses.
  2. Creation of a community of compact scale and design, which encourages pedestrian circulation.
  3. A network of connected streets with sidewalks and landscaping to facilitate convenient, efficient and safe movement within surrounding neighborhoods and business areas.
  4. Design of streets, sidewalks and buildings to provide an attractive and lively streetscape that encourages pedestrian activity.
  5. Creation of a design featuring amenities and accessory uses that increases the energy efficiency and self-sufficiency of the neighborhood with respect to its use of single-occupant automobiles, without undermining the basic residential character of the neighborhood.
  6. Civic facilities, open space and accessory commercial uses are provided and are within walking distance to residents of the community.
  7. Interconnected and usable open space is provided.
  8. Adequate ingress and egress of vehicular traffic.
  9. There are adequate provisions for community facilities such as water, sewer, recreation and open space.
  10. The TND District results in fewer burdens on present and projected public services and utilities than would result from conventional subdivision development.

#### **14.4 Program for Unified Control**

Each applicant for the TND District shall provide evidence of the unified control of the entire parcel. During the development process, more than one builder may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the plan approved by the Town Council for the property as a whole.

#### **14.5 Legal Instrument for Permanent Protection of Common Areas and Open Space**

- A. The common areas and open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed.
- B. The instrument shall be one of the following:
  - 1. A permanent conservation easement in favor of either:
    - a. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence, and the conveyance instruments shall contain an appropriate provision for transfer in the event the organization becomes unable to carry out its functions; or
    - b. A governmental entity with an interest in pursuing goals compatible with the purposes of this Zoning Ordinance; if the entity accepting the easement is not the City, then a third right of enforcement favoring the City shall be included in the easement; or
  - 2. As set forth in O.C.G.A. § 44-5-60(c) as hereinafter may be amended, a permanent restrictive covenant for conservation purposes in favor of a governmental entity; or,
  - 3. An equivalent legal tool that provides permanent protection, if approved by the City.
- C. The instrument for permanent protection shall incorporate restrictions on the use of the open space contained in this Article, as well as any further restrictions, as approved by the Town Council.
- D. Membership in a property owners' association shall be mandatory for all property owners within the development.

#### **14.6 Phasing of Projects**

Development within the TND District may be phased. In all cases where a project is to be phased, each phase of the project shall contain the required streets, access, sidewalks, parking spaces, open space, recreation space, trees, landscaping and utilities required for that phase unless specifically approved by the Director subject to a Developer Agreement approved by Town Council.

#### **14.7 Permitted Uses**

Within the TND District all principal, accessory and conditional uses shall be authorized as are authorized in Article 5.3 (Single Family Attached Residential District R-III), provided that they are in substantial conformity with the TND Design Guidelines. Single-family detached dwellings shall be in substantial conformity with Figures 1 and 2 of the TND Design Guidelines. Single-family attached dwellings shall be in substantial conformity with Figure 3 of the TND Design Guidelines.

#### **14.7.1 Additional Authorized Principal Uses**

In addition to uses authorized in Article 5.3, the additional uses are authorized:

- A. Civic uses that require no more than 50 off-street parking spaces are encouraged and should be located in prominent sites within the development.

#### **14.7.2 Additional Authorized Accessory Uses**

- A. Attached or detached garages (maximum 900 square feet)
- B. Accessory dwelling units, subject to the following standards:
  - 1. One accessory unit is allowed by right for any single-family detached dwelling with a lot size greater than 12,000 sq. ft.
  - 2. Accessory unit shall be owned by the owner of the principal dwelling
  - 3. Accessory unit shall be no larger than 50 percent of the floor area of the principal dwelling
  - 4. Accessory units may be in a separate structure, attached to the principal structure, or located above a garage,
  - 5. If in a separate structure or located above a garage, the building containing the accessory unit shall have a height no greater than the height of the principal dwelling,
  - 6. Accessory unit shall provide at least one additional parking space.
  - 7. Architectural style shall be compatible with the principal unit: same type of building materials, similar roof pitch, and similar types and sizes of windows.

#### **14.7.3 Prohibited Uses**

All uses not specifically listed herein or authorized in Article 5.3 (R-III), are prohibited in the TND District, subject to interpretation of definition of uses by the Planning Director. Outdoor storage is prohibited.

#### **14.8 Property Development Standards (amended 3-07)**

- A. Density: Except as provided in sub-section 14.8.C. of this Article, development in a TND District may not exceed the density authorized by the Future Land Use Plan or a gross density of 4.0 dwelling units per total acre of land, whichever is greater. Accessory uses and structures are not included in density calculations.
- B. Open Space.
  - 1. Minimum open space: 20 percent for each TND development.
  - 2. Each open space area must comprise an area of least 10,000 square feet.
  - 3. A minimum of 50 percent of open space shall be used for passive parks, greenways, trails, squares or greens.
  - 4. No more than 20 percent of required open space may be areas of impervious surface.
  - 5. No dwelling unit shall be more than 1,000 feet from a public park or open space area.
  - 6. Single-family attached residences must be adjacent to, or directly across the street from an open space area such as a public park, green or square.
  - 7. A system of pedestrian pathways consisting of sidewalks or trails shall be provided linking each lot containing one or more dwelling units to at least one open space area.
- C. Density bonus: Developments that contain more than 20 percent open space required in paragraph B of this subsection are permitted an increase in the maximum residential density authorized in Article 16.8.A., in accordance with Table 14.8.1:

**Table 14.8.1: Bonus Density for Additional Open Space**

| Percentage of open space | Authorized bonus density |
|--------------------------|--------------------------|
| 21 – 25 percent          | 5 percent                |
| 26 – 30 percent          | 10 percent               |
| 31 – 35 percent          | 15 percent               |
| 36 – 40 percent          | 20 percent               |
| Over 40 percent          | 25 percent               |

- D. Slab on grade foundations are prohibited.
- E. Dwelling units with front facing garages shall not exceed 10% of all dwelling units in a development. This 10% limit shall not apply to garages that are facing the street but located behind the rear wall line of the dwelling unit.
- F. Front yard setback: Minimum 15 ft.; maximum 25 ft., except that front-facing garages shall be set back a minimum of 30 ft. from right of way line.
- G. Building height: maximum 3-stories, except that no building shall have a height that is more than 10 feet greater or lesser than the buildings on abutting properties.
- H. Maximum ground floor area, per building: 5,000 sq. ft. gross floor area.
- I. Building length: maximum 200 feet.
- J. Minimum spacing between detached buildings: 15 feet.
- K. Land Use Mix: Each TND development shall include a mix of land uses, as indicated in Table 14.8.2.

**Table 14.8.2: Authorized Percentages of Total Land Area**

| Land Use                      | Percentage of Total Net Land Area <sup>1</sup> |         |
|-------------------------------|--|---------|
|                               | Minimum  | Maximum |
| Single-Family Residential Use | 80%  | 95%     |
| Civic Use                     | 0%   | 20%     |

Note 1: "Net land area" is total land in the development, minus open space.

- J. Mix of Housing Options: A diversity of housing types is encouraged. Each TND development shall include a minimum of 20 percent of the total number of lots in each of at least 3 of the lot size categories shown in Table 14.8.3:

**Table 14.8.3: Categories of Lot Sizes Authorized in TND Development**

|   |
|---|
| 1. Single-family detached dwellings on large lots (> 12,000 sq. ft.) <sup>2</sup>   |
| 2. Single-family detached dwellings on mid-size lots (9,001 - 12,000 sq. ft.) <sup>2</sup>                                    |
| 3. Single-family detached dwellings on small lots (6,001 – 9,000 sq. ft.) <sup>2</sup>  |
| 4. Single-family attached or zero lot-line dwellings (2,500 – 6,000 sq. ft.) <sup>2</sup><br>(Minimum lot size 2,500 sq. ft.) |

Note 2: Average widths of all lots in each single-family category must differ by at least 10 feet from average width of lots in all other single-family categories.

- K. Single-family detached dwellings on lots of varying sizes shall be combined on the same block as shown in Figure 4 of the TND Design Guidelines. Minimum lot size 6,000 sq. ft. for single-family detached units.
- L. For attached single-family dwellings, the requirements of section 9.1.1 shall apply.
- M. Building types: Each development in the TND district shall have a range of building types and land uses as indicated in Table 14.8.4:

**Table 14.8.4: Percentages of Units for Single-Family Residential Building Types**

| Residential Building Type | Total Single-Family Dwelling Units |                    |
|---------------------------|------------------------------------|--------------------|
|                           | Minimum percentage                 | Maximum percentage |
| Detached House            | 80%                                | 100%               |
| Attached House            | 0%                                 | 20%                |

- M. House Sizes: Each development in the TND district shall have a range of house sizes as indicated in Table 14.8.5. Minimum 1,700 sq. ft. heated living area.

**Table 14.8.5: Percentages of Dwelling Units of Each House Size Category**

| House Size Category | Heated Floor Area of Dwelling Unit | Maximum percentage of all houses in development |
|---------------------|------------------------------------|---|
| Small               | 1,700 – 2,000 sq. ft.              | 20 percent                                      |
| Mid-sized           | 2,001 – 2,400 sq. ft.              | 40 percent                                      |
| Large               | Over 2,400 sq. ft.                 | none  |

- N. Architectural variety: The same front elevation shall not be used twice on the same block face and shall not be used on lots that are opposite one another on the same street.
- O. Principal uses in the TND District shall be located in buildings that have common architectural design elements. See Figure 2 of the TND Design Guidelines. Each principal building in the TND District must utilize at least four of the following architectural design features:
  - a. dormers
  - b. bay or bow windows
  - c. separate garage
  - d. covered porch entry
  - e. transoms and sidelights
  - f. off-sets on building face or roof (minimum 2'-0")
  - g. a roof with a pitch greater than 8:12
  - h. columns, pillars or posts on facade

#### 14.9 Site Development Standards

- A. Outdoor lighting on private lots.
  - 1. Parking lots containing 25 or more spaces shall be properly illuminated for the safety and security of pedestrians and vehicles. **All lighting in parking lots shall be metal halide.**
  - 2. Lighting shall be designed to preclude light spillover on to adjacent properties.

3. Outdoor lighting on private lots abutting residential uses shall use only cut-off luminaire fixtures mounted in such a manner that its cone of light is directed downward and does not cross any property line of the site.
- B. Landscaping of lots.
1. A minimum of 50% of front yard area shall be sodded.
  2. Tree preservation and replacement shall result in at least 6 hardwood trees per acre (minimum 2" caliper dbh).
  3. A single species of trees may be used for no more than 25 percent of the total number of new trees planted in a development.
  4. All landscape materials required by this ordinance shall be maintained by the property owner or property owners' association. Such maintenance shall keep landscape materials healthy, neat and orderly in appearance and free of litter and debris. Landscape materials that die shall be replaced by the property owner or property owners association within 120 days.
- C. Buffers: Where a TND development abuts property zoned R-I or R-II, a minimum 15 ft. buffer must be provided between lots of dissimilar zoning. The buffer shall conform to requirements of Section 10.8.1 D. of the Town of Braselton Development Code.
- D. Environmental Standards.
1. Retain natural vegetation and topography to the maximum extent feasible.
    - a. Maximum impervious surface cover: 40% average for the overall development.
- E. Parking: In addition to the parking requirements of Article 10.7, the following parking standards apply in the TND District:
1. The maximum number of off-street parking spaces constructed with impervious materials on any lot shall be 25.
  2. Parking spaces constructed with pervious materials shall be constructed of gravel or other pervious paving materials described in Volume 2 – Technical Handbook of the Georgia Stormwater Management Manual (First Edition, August 2001, or as subsequently amended) as the Porous Concrete or Modular Porous Paver Systems under the Limited Application Stormwater Structural Controls.
- F. Driveways and Alleys: Driveway and alley connections to public streets shall be consistent with the following standards:
1. No residential driveways shall be permitted on arterial streets.
  2. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a public street.
  3. Alleys serving four or more occupied structures shall provide a continuous connection between two public streets
  4. Driveways and alleys shall not be located within 150 ft. of the centerline of an intersecting collector or arterial street.
  5. Driveways and alleys shall not be located within 50 ft. of the centerline of a local street.
  6. No paved alley or driveway shall be in excess of 18 ft. in width without approval of the Director.
  7. Joint driveways shall be encouraged for adjacent properties.

## **14.10 Public Improvement Standards**

All streets in a TND District, except for alleys, shall be public streets, and shall be designed as follows:

### **14.10.1 Arterial** (See Figure 5 of TND Design Guidelines.)

- A. 35-mph design speed.
- B. Minimum 82 ft. right-of-way.
- C. Four travel lanes at 12 ft. each.
- D. 24-in. wide curb and gutter.
- E. 5-ft. (minimum) wide landscaped strip along outside curb (both sides of street).
- F. 10-ft. wide sidewalk outside landscaped strip.
- G. Street lights required in landscaped strip (See TND Design Guidelines).
- H. Street trees required in landscaped strip. Spaced an average of 30 ft. on center.
- I. Paving and base must be constructed to standards of Georgia Department of Transportation and Section 15.4 of Braselton Development Code.

### **14.10.2 Collector** (See Figure 6 of TND Design Guidelines.)

- A. 30-mph design speed.
- B. Minimum 67 ft. right-of-way;
- C. 38 ft. paved section, back of curb to back of curb. Alternate configurations:
  - 1. Two travel lanes at 12 ft. each and a two-way left turn lane 14 ft. wide; or
  - 2. Two travel lanes and two on-street parking lanes with curbed bulb-outs at intersections, where appropriate. (See Figure 7 of TND Design Guidelines.)
- D. 24-in. wide curb and gutter.
- E. 5-ft. (minimum) wide landscaped strip along outside curb.
- F. 6-ft. (minimum) wide sidewalk outside landscaped strip.
- G. Maximum street grade of 6 percent.
- H. Street lights required in landscaped strip. (See TND Design Guidelines).
- I. Street trees required in landscaped strip. Spaced an average of 30 ft. on center.
- J. Street furniture is encouraged. (See Figure 11 of TND Design Guidelines.)
- K. Paving and base must be constructed to standards of Section 15.4 of Braselton Development Code.

### **14.10.3 Neighborhood Street** (See Figure 8 of TND Design Guidelines)

- A. 25-mph design speed.
- B. Minimum 50 ft. right-of-way.
- C. 30 ft. wide paved street to back of curbs (two travel lanes at 10 ft. each and one 7 ft. wide on-street parallel parking lane with curbed bulb outs at intersections, where appropriate)
- D. 18-in. wide curb and gutter.
- E. 5-ft. (minimum) wide landscaped strip along outside curb.
- F. 5-ft. (minimum) wide sidewalk outside landscaped strip.
- G. Maximum street grade: 8 percent.
- H. Street lights required in landscaped strip. (See TND Design Guidelines).
- I. Street trees required in landscaped strip. Spaced an average of 30 ft. on center.
- J. Paving and base must be constructed to standards of Section 15.4 of Braselton Development Code.

#### **14.10.4 Alleys** (See Figure 9 of TND Design Guidelines)

Alleys are permitted as public or private streets providing secondary or service access, subject to the following standards:

- A. Minimum width of right of way or easement: 20 ft.
- B. Minimum 14-ft. wide paved travel lane.
- C. 24" rolled curb and gutter. Inverted crown asphalt may be used as an alternative to curb and gutter for drainage purposes.
- D. Minimum 4 ft. setback from the edge of the pavement.
- E. Utility easements as required by Director.
- F. Maximum street grade of 8 percent.
- G. Paving and base must be constructed to standards of Section 15.4 of Braselton Development Code.

#### **14.10.5 Multi-use Paths** (See Figure 10 of TND Guidelines)

- A. No motorized vehicles, except golf carts.
- B. Maximum grade of 6 percent.
- C. Minimum right-of-way width: 14-ft.
- D. Minimum paved width of travel way: 10 ft.
- E. Shoulder width variable, based on topography.
- F. 5 ft. flare at street intersections, with ramp to street and bollards spaced 7 ft. apart to block motorized traffic, except golf carts.

#### **14.10.6 Street Network Standards**

An interconnected grid pattern is encouraged.

- A. No streets may be longer than 600 ft. without an intersection with another public street.
- B. Blocks that are longer than 400 feet (measured inside right of way) must be broken by an alley.
- C. Average perimeter measured around right of way lines of all blocks in the development may not exceed 1,600 feet.
- D. Cul-de-sacs are prohibited, except where approved by the Director, because of unusual site conditions; such as steep topography, streams, lakes, floodplains, wetlands, or stream crossings, safety hazards or other unusual property development or access constraints.

#### **14.10.7 Crosswalks**

- A. All intersections shall contain crosswalks that connect to sidewalks in all quadrants.
- B. Crosswalks shall be either demarcated with high-reflectivity thermoplastic paint or brick pavers.

#### **14.10.8 Street Trees**

- A. Street trees shall be provided in required landscaped strips adjacent to all streets.
- B. Street trees shall be a minimum of 2 in. diameter breast height (dbh) at the time of planting, and be warranted by the developer for a period of 2 years.
- C. Spacing of street trees and streetlight standards may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.

- D. No street tree or streetlight standard shall be placed within 10 ft. of another tree, streetlight standard, utility pole or within 5 ft. of a fire hydrant.
- E. Appropriate street tree species include:
  - 1. Large trees:
    - a. Nuttall Oak
    - b. Shumard Oak
    - c. Willow Oak
    - d. Gingko (Variety: President, Autumn Gold, male gender)
    - e. Princeton Elm
    - f. Chinese Elm varieties Allee, Athena, Drake, Bosque
    - g. Bald Cypress (variety: Shawnee Brave)
    - h. Zelkova (variety Green Vase or Village Green)
    - i. Northern Red Oak
    - j. Autumn Maple
  - 2. Small trees:
    - a. Crepe Myrtle
    - b. Saucer Magnolia (variety: Butterflies)
    - c. Chinese Fringe Tree
    - d. Golden Rain Tree
    - e. Texas Redbud (*Cercis reniformis*)
    - f. Kousa Dogwood
    - g. Washington Hawthorn 'Princeton Sentry'
    - h. Zelkova (variety: Wires)
- F. No more than 25 (or 25 percent of the total number, whichever is greater) of the trees installed may be of any one genus.
- G. No more than 25 percent of the street trees used in a TND development shall be one of the small tree species.

#### **14.10.9 Landscaping**

Landscape strips shall be planted with trees, grass and a variety of low, hardy shrubbery and flowering plants with mulched beds. Areas of exposed earth shall not be allowed. Landscaping shall be approved by the Director.

#### **14.10.10 Streetlights**

Streetlights shall be provided on all arterials, collectors, and neighborhood streets. Only metal halide may be used. See the TND Design Guidelines.

#### **14.10.11 Underground Utilities**

- A. For all new construction and redevelopment, utilities along public streets must be placed underground. The Director may approve an exception, if subsurface rock or other unique hardship makes such installation infeasible.
- B. Water and sewer utilities shall be located in either in street rights of way or easements located at the outer edge of street rights of way.
- C. At the option of the Town, electric, gas, telephone, and cable utilities may be located underground in easements located on the shoulders of alleys.

#### **14.10.12 Escrow in Lieu of Improvements**

At the option of the Town, the developer shall pay funds into an escrow account in lieu of making project improvements required in this Ordinance. Such escrow account shall be established only for the purpose of coordination of such project improvements with a

public improvement project that is part of an approved Capital Improvements Program. The amount of the escrow fund shall be established by the Director based on the projected construction cost of the improvements, based on the most recent edition of Georgia Department of Transportation "Item Means Summary" or other comparable standardized cost estimation procedure.

## **14.11 Procedures**

### **14.11.1 Procedures for Rezoning**

After the effective date of this Ordinance, rezoning application procedures for property within the TND District shall be as provided in Article XVIII of the Town of Braselton Development Code with the following modifications:

- A. All such rezoning applications shall be accompanied by six copies of a Concept Plan meeting the standards of Article VII, Section 7.1.D of the Town of Braselton Development Code and providing all information necessary to demonstrate that it achieves the criteria provided in Section 14.2 of this Article.
- B. The Planning Director and the Planning Commission shall review and comment on the Concept Plan as a part of making recommendations regarding the Town Council's action on the application for rezoning of the property. The review shall consider the criteria enumerated in Section 14.2 of this Article as well as the factors enumerated in Article XVIII, Section 18.11.1.A.6 of the Town of Braselton Development Code.
- C. If the rezoning application is approved by the Town Council, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Concept Plan, including any modifications or conditions approved by the Town Council pursuant to its deliberations of the application.
- D. Modification of Concept Plan.
  1. Minor modifications: The Planning Director is authorized to approve minor changes in a concept plan that was approved at the time of rezoning, such as minor shifting of the location of streets, easements or incidental features of the plan, provided that such minor modifications:
    - a. Do not increase densities; and
    - b. Do not change the outside boundaries of the development tract; and
    - c. Do not affect any change to a condition of zoning or any deviation from the requirements of the Town of Braselton Development Code.
  2. Major modifications: Any requested modification of a concept plan approved as a condition of zoning that does not meet the requirements of a minor modification in paragraph D.1, above, shall be deemed a major modification. Major modifications in a concept plan approved as a condition of rezoning within the TND shall require a new application subject to all the requirements of Article 18.11 of the Town of Braselton Development Code.

### **14.11.2 Procedures for Review and Approval of Land Development**

Land development within the TND shall be authorized subject to the procedures provided in the Town of Braselton Development Code, Article XVI, with the following modifications:

- A. Prior to approval of a preliminary plat the applicant for preliminary plat approval shall prepare a plan and statistical summary of the distribution of land, lots, and dwellings for each phase of the development that indicates the location, acreage

and percentage of open space and the location and mix of land uses, building types, housing sizes and lot sizes that demonstrates compliance with the requirements in Tables 1, 2, 3, 4 and 5 of this Article.

- B. Review of Building Plans. Prior to issuance of a building permit for any occupied structure to be located within a TND development, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of this Article. The Planning Director shall have the authority to review and approve building plans for conformity with the requirements of this Article, the TND Design Guidelines, Building Codes, and other requirements of the Town of Braselton Development Code.

#### **14.11.3 Procedures for Appeals**

- A. It is the intent of the Town Council that all development shall conform to the standards and procedures set forth in this Article. In the event that the intent of this Article can be achieved with minor deviations that do not substantially impair the purpose or intent of this Article, the Town of Braselton Planning Director has the authority to modify the specific provisions to allow for such minor deviations.
- B. If substantial modifications or changes are necessary, any person, firm, group or organization may apply for relief from the requirements set forth in this article to the Town of Braselton Zoning Board of Appeals, unless otherwise specified in this Article.
- C. Appeals from requirements set forth in this chapter pertaining to landscaping, lighting, tree planting, facades and building architecture can be heard by the Zoning Board of Appeals through submittal of an Application for Modification of Overlay Standards. Any application for Modification of Overlay Standards shall be accompanied with the necessary information in order for the Zoning Board of Appeals to make a determination whether the alternate design proposal meets the intent of the requirements. The Zoning Board of Appeals as part of an approval may include conditions, modifications or requirements necessary to mitigate any part of their decision. The Planning Department shall determine the specific filing requirements as needed for each application. Appeals from all other property development and public improvement standards set forth in this article, unless otherwise specified in this article, can be heard by the Zoning Board of Appeals through the submittal of a Variance Application. All Variance requests shall adhere to the procedures and requirements set forth in Article XVIII.

#### **14.12 Severability**

If any provision of this Ordinance is deemed unconstitutional or unenforceable by a court of competent jurisdiction then the remainder of the Ordinance shall survive and be given full force and effect.

# Town of Braselton Traditional Neighborhood Development (TND)

## DESIGN GUIDELINES

Adopted March 2005

Jordan, Jones & Goulding, Inc.  
6801 Governors Lake Parkway  
Norcross, GA 30071

## **TABLE OF CONTENTS**

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### **PART 1: DESCRIPTION OF ARCHITECTURAL STANDARDS**

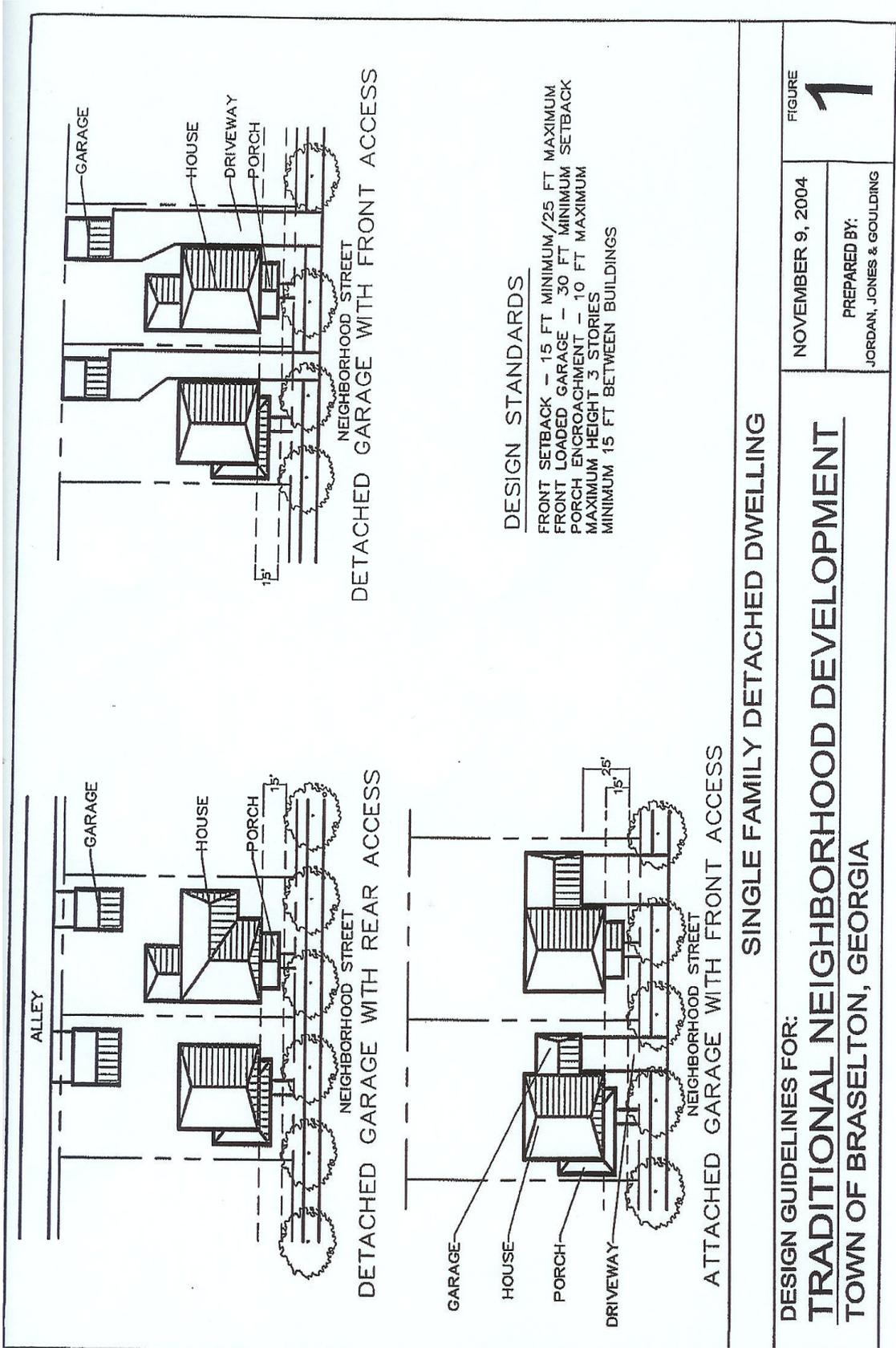
- Figure 1: Single Family Detached Dwelling
- Figure 2: Elements of Residential Design
- Figure 3: Single Family Attached Residence

### **PART 2: PROPERTY DEVELOPMENT STANDARDS**

- Figure 4: Example of Block with Multiple Lot Sizes

### **PART 3: PUBLIC IMPROVEMENTS STANDARDS**

- Figure 5: Arterial Street
- Figure 6: Collector Street
- Figure 7: Curbed Bulb Out and On-Street Parking
- Figure 8: Neighborhood Street
- Figure 9: Alley
- Figure 10: Multi-use Trail
- Figure 11: Streetlights



**SINGLE FAMILY DETACHED DWELLING**

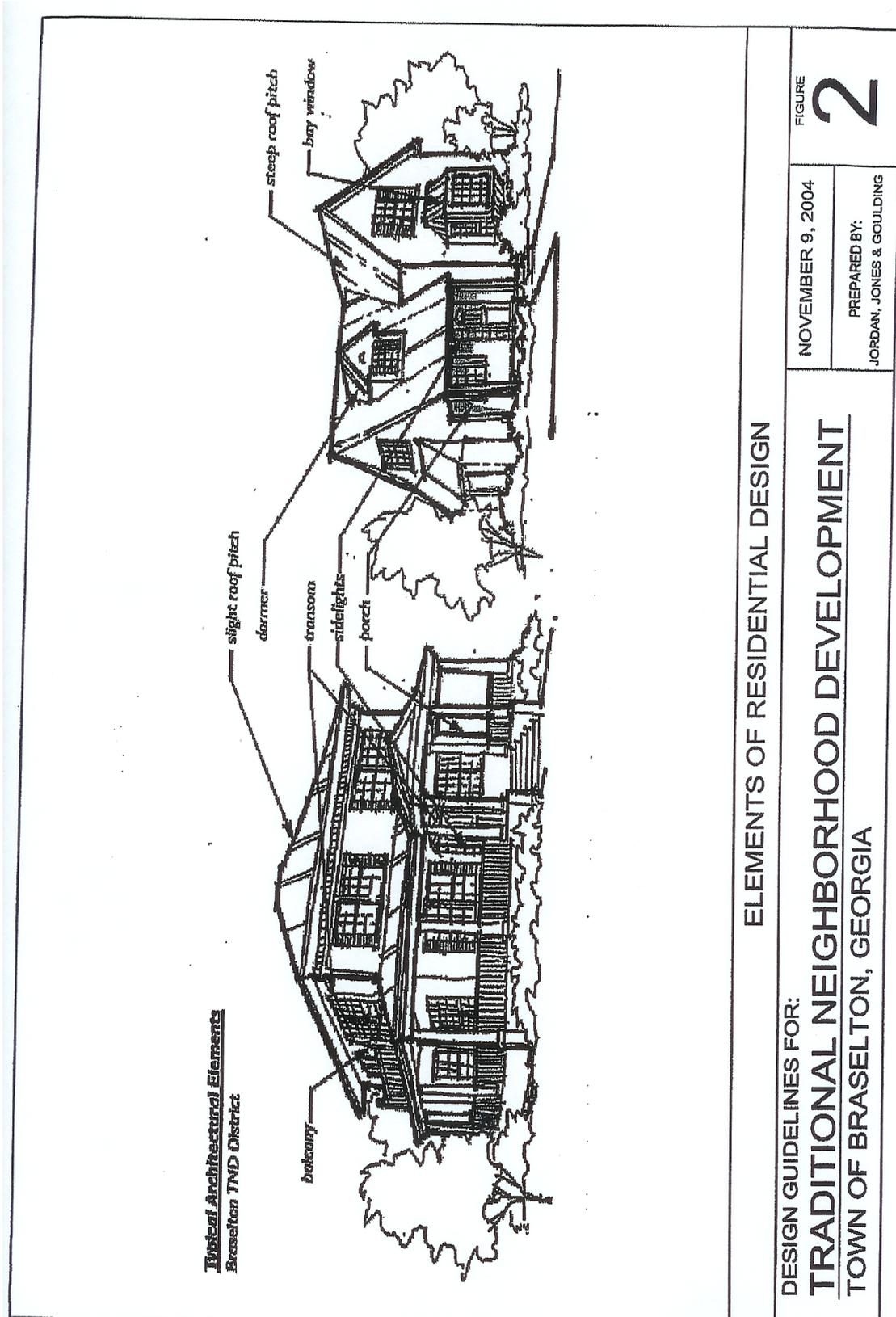
DESIGN GUIDELINES FOR:

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
TOWN OF BRASELTON, GEORGIA**

NOVEMBER 9, 2004

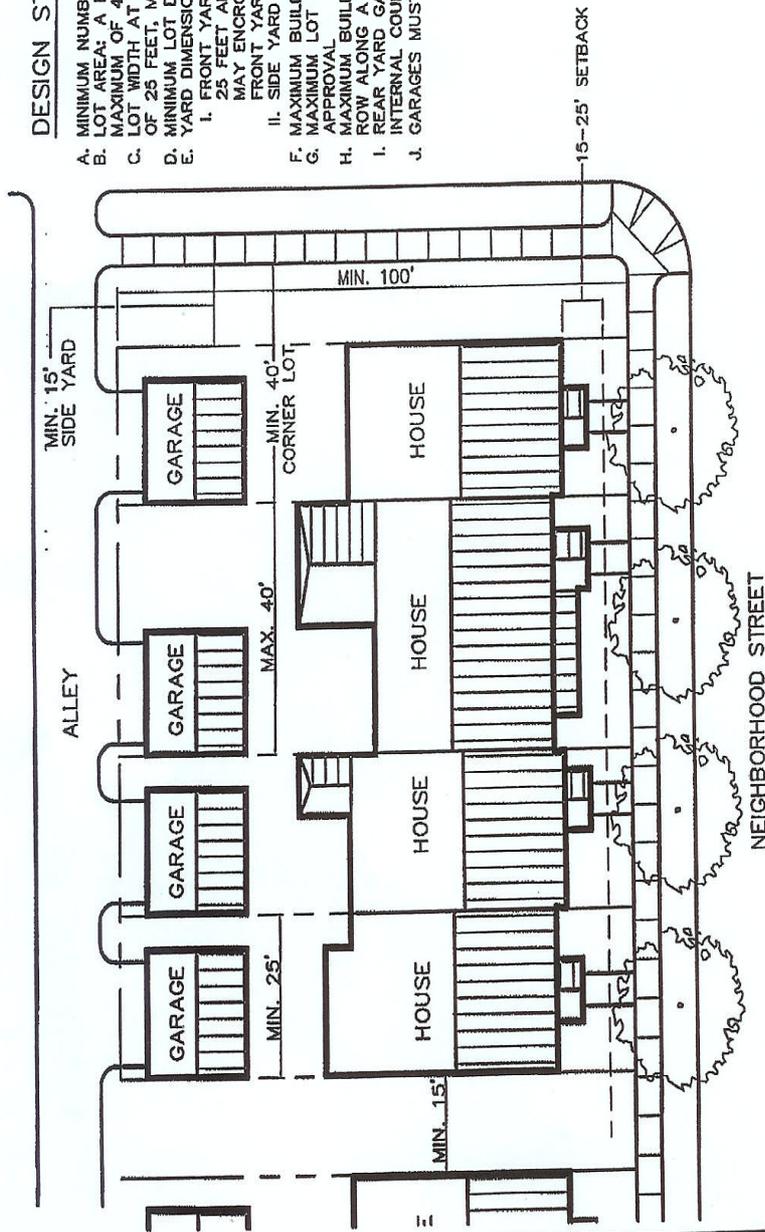
PREPARED BY:  
JORDAN, JONES & GOULDING

FIGURE  
**1**



**DESIGN STANDARDS**

- A. MINIMUM NUMBER OF DWELLING UNITS: 2
- B. LOT AREA: A MINIMUM OF 2,500 SQUARE FEET AND A MAXIMUM OF 4,500 SQUARE FEET PER DWELLING UNIT.
- C. LOT WIDTH AT FRONT YARD BUILD-TO-LINE: MINIMUM OF 25 FEET, MAXIMUM OF 40 FEET PER DWELLING UNIT.
- D. MINIMUM LOT DEPTH: 100 FEET
- E. YARD DIMENSIONS:
  - I. FRONT YARD SETBACK SHALL BE NO GREATER THAN 25 FEET AND NO LESS THAN 15 FEET. FRONT PORCH MAY ENCRoACH UP TO 10 FT. INTO REQUIRED FRONT YARD.
  - II. SIDE YARD (END OF ROW): MINIMUM OF 15 FEET
- F. MAXIMUM BUILDING HEIGHT: 3 STORIES.
- G. MAXIMUM LOT COVERAGE: 75% OR AS PER SITE PLAN APPROVAL
- H. MAXIMUM BUILDING LENGTH: 8 DWELLING UNITS IN A ROW ALONG A BLOCK FACE
- I. REAR YARD GARAGE AND ALLEY ACCESS OR CONTAINED INTERNAL COURTYARD
- J. GARAGES MUST BE IN REAR YARDS WITH ACCESS TO ALLEY.



**SINGLE FAMILY ATTACHED RESIDENCE**

DESIGN GUIDELINES FOR:

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

**TOWN OF BRASELTON, GEORGIA**

NOVEMBER 9, 2004

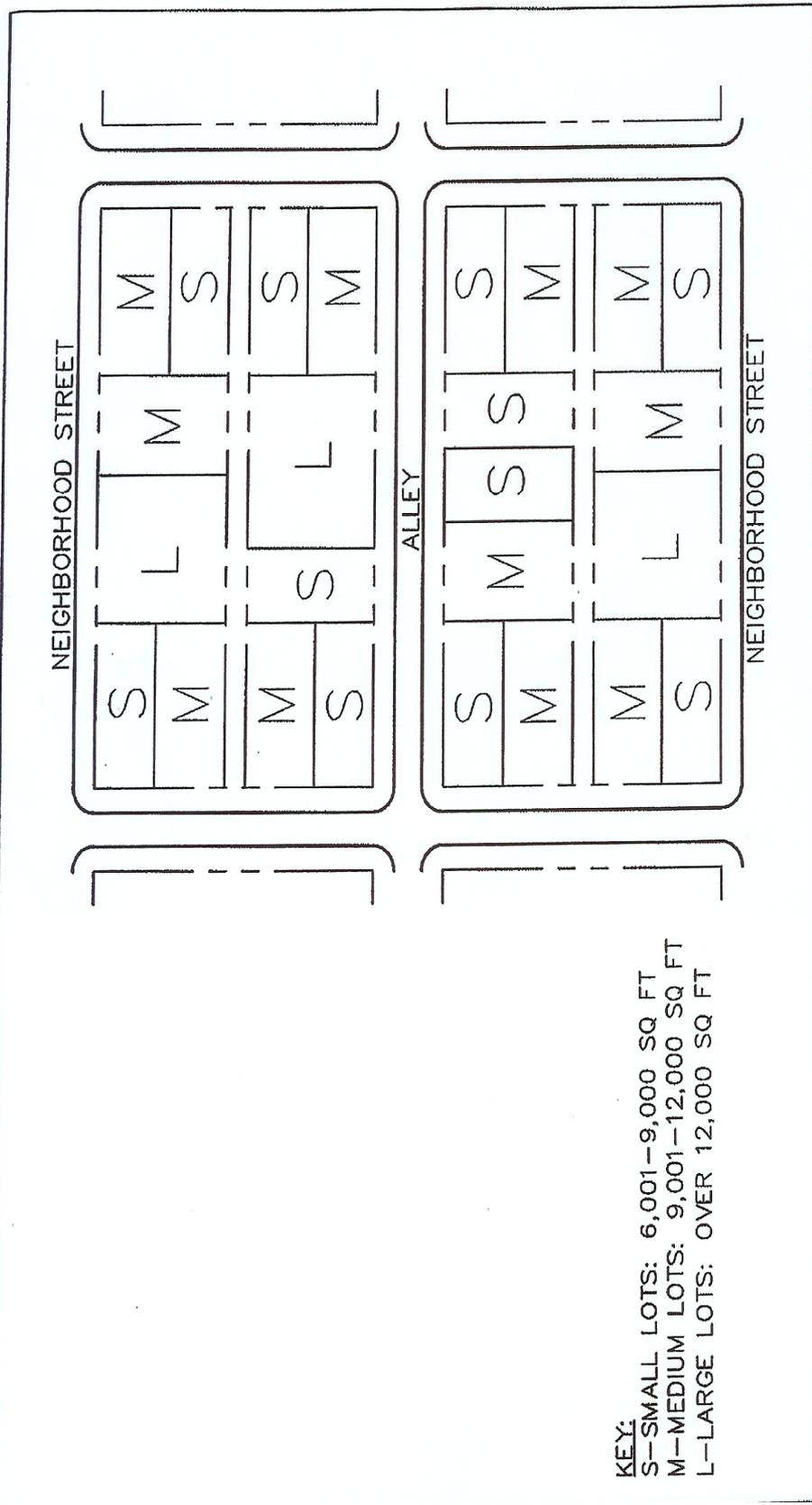
PREPARED BY:  
JORDAN, JONES & GOULDING

FIGURE

**3**

Town of Braselton  
Traditional Neighborhood Development  
(TND)

DESIGN GUIDELINES  
PART 2: PROPERTY DEVELOPMENT STANDARDS



EXAMPLE OF BLOCK WITH MULTIPLE LOT SIZES

FIGURE

4

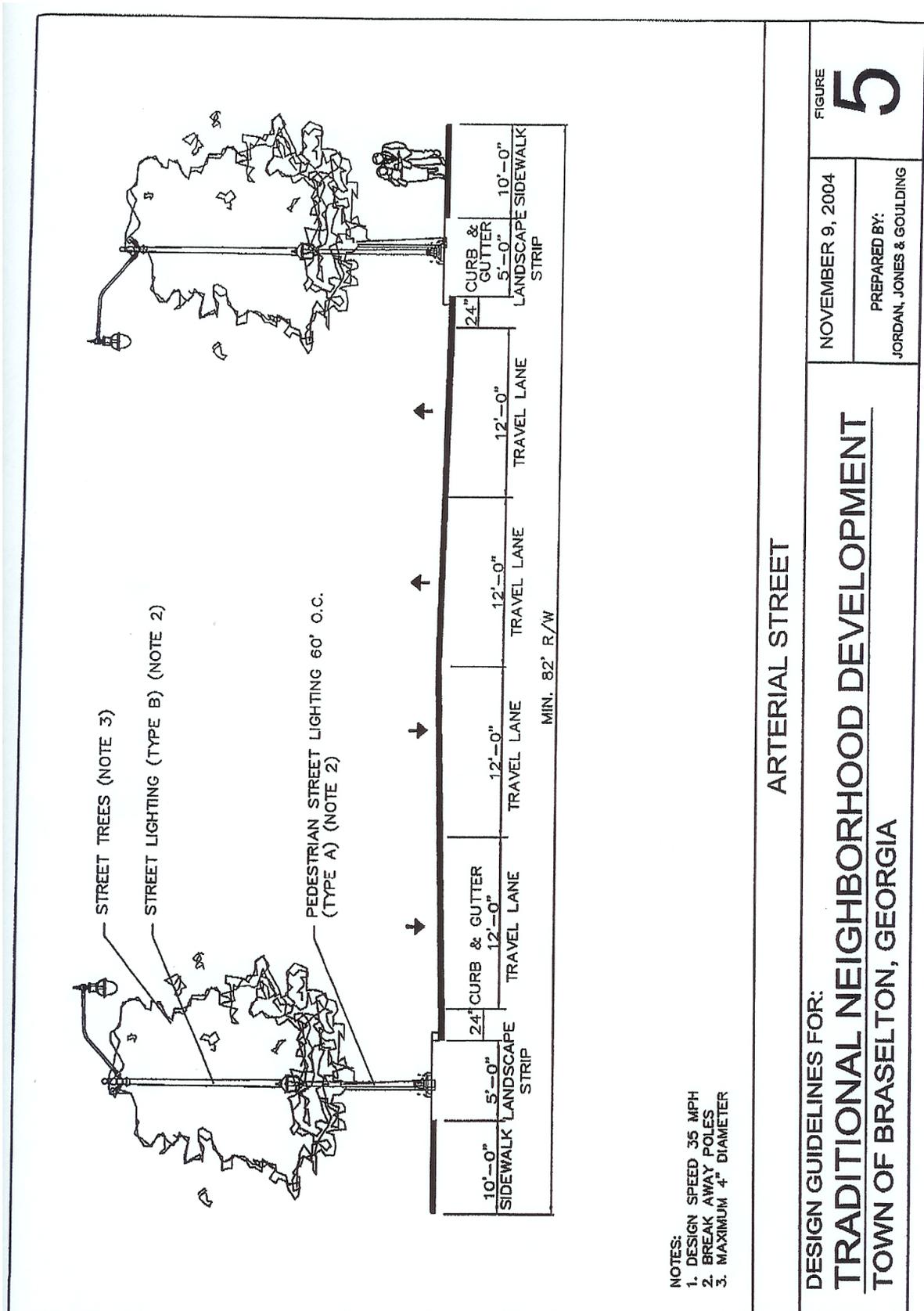
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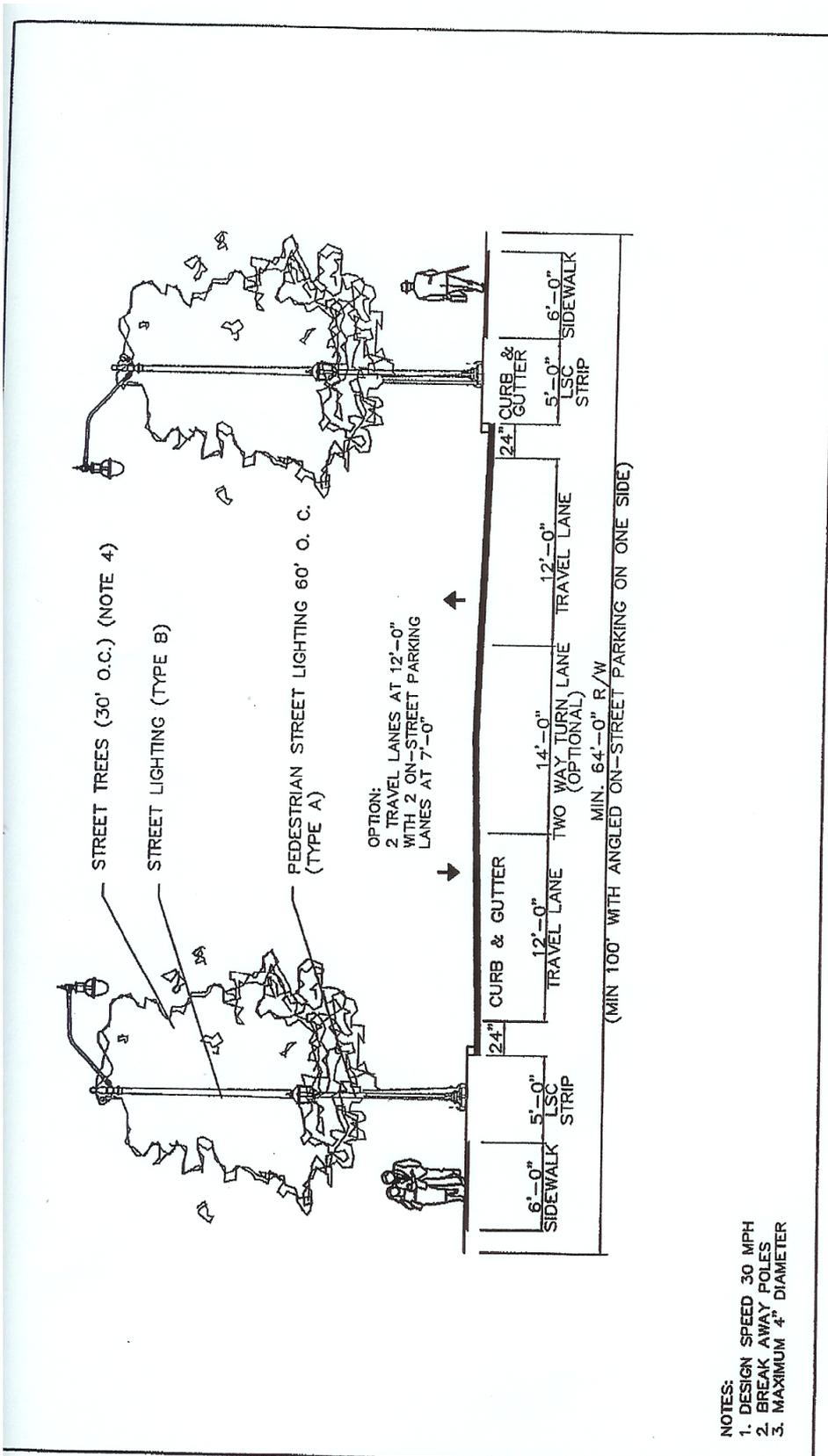
PREPARED BY:  
 JORDAN, JONES & GOULDING

DESIGN GUIDELINES FOR:  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
 TOWN OF BRASELTON, GEORGIA

Town of Braselton  
Traditional Neighborhood Development  
(TND)

DESIGN GUIDELINES  
PART 3: PUBLIC IMPROVEMENT STANDARDS





- NOTES:
1. DESIGN SPEED 30 MPH
  2. BREAK AWAY POLES
  3. MAXIMUM 4" DIAMETER

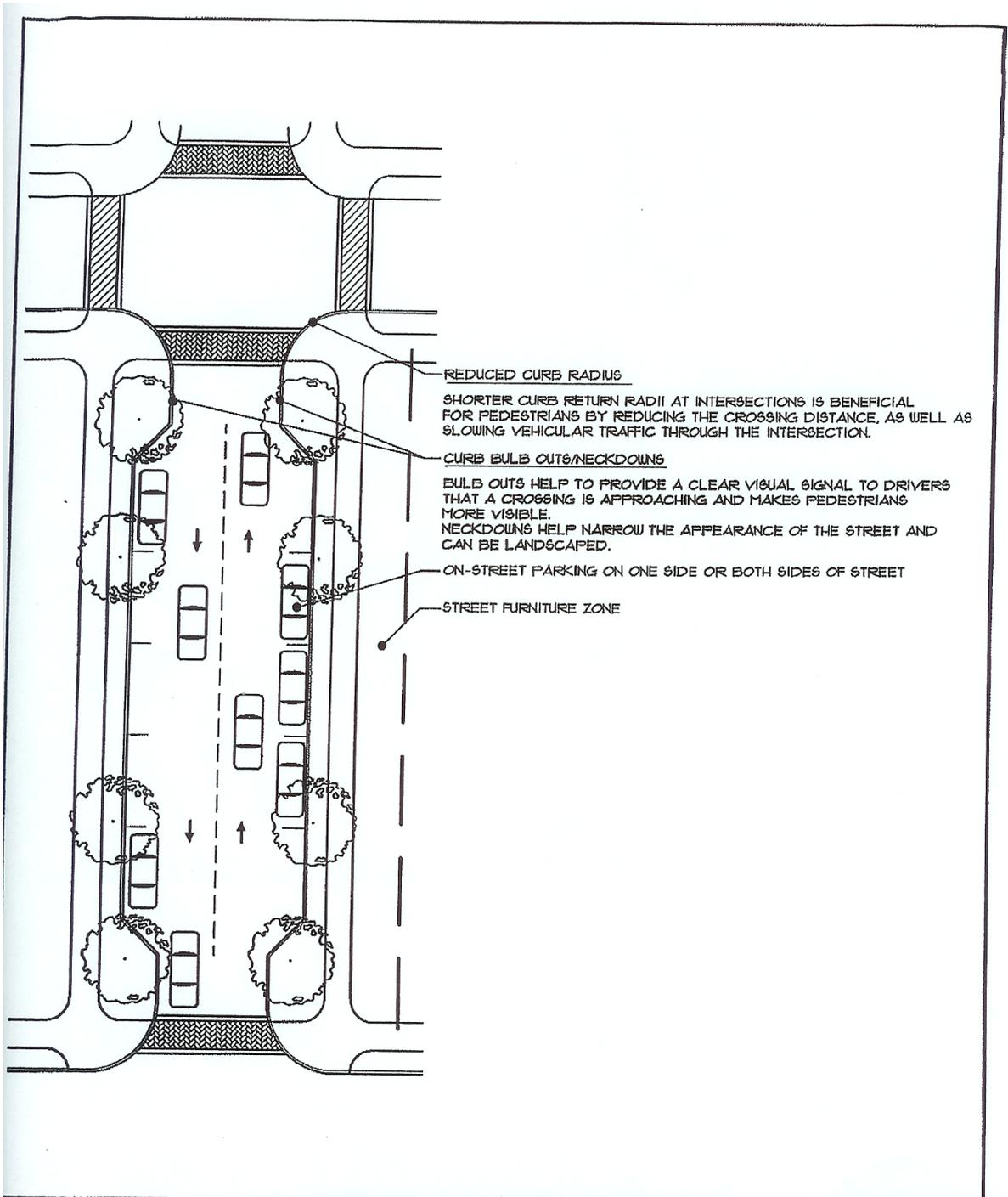
COLLECTOR STREET

DESIGN GUIDELINES FOR:  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
 TOWN OF BRASELTON, GEORGIA

NOVEMBER 9, 2004

PREPARED BY:  
 JORDAN, JONES & GOULDING

FIGURE  
**6**

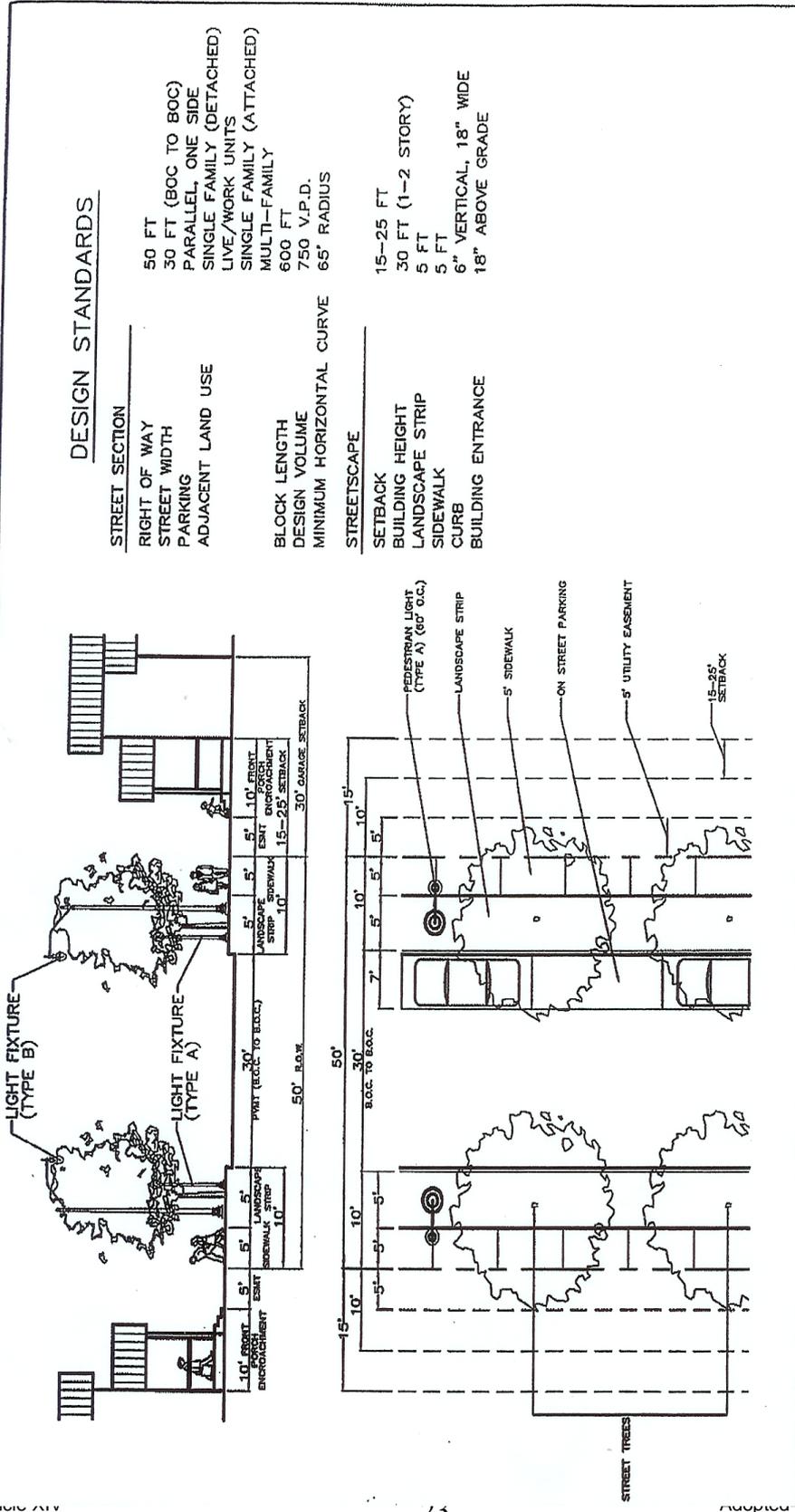


**CURBED BULB OUT AND ON STREET PARKING**

DESIGN GUIDELINES FOR:  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
 TOWN OF BRASELTON, GEORGIA

NOVEMBER 9, 2004  
 PREPARED BY:  
 JORDAN, JONES & GOULDING

FIGURE  
**7**



**DESIGN STANDARDS**

**STREET SECTION**  
 RIGHT OF WAY 50 FT  
 STREET WIDTH 30 FT (BOC TO BOC)  
 PARKING PARALLEL, ONE SIDE  
 ADJACENT LAND USE SINGLE FAMILY (DETACHED)  
 LIVE/WORK UNITS  
 SINGLE FAMILY (ATTACHED)  
 MULTI-FAMILY  
 600 FT  
 750 V.P.D.  
 65° RADIUS

**BLOCK LENGTH**  
**DESIGN VOLUME**  
**MINIMUM HORIZONTAL CURVE**  
 600 FT  
 750 V.P.D.  
 65° RADIUS

**STREETSCAPE**  
 SETBACK 15-25 FT  
 BUILDING HEIGHT 30 FT (1-2 STORY)  
 LANDSCAPE STRIP 5 FT  
 SIDEWALK 5 FT  
 CURB 6" VERTICAL, 18" WIDE  
 BUILDING ENTRANCE 18" ABOVE GRADE

**NEIGHBORHOOD STREET**

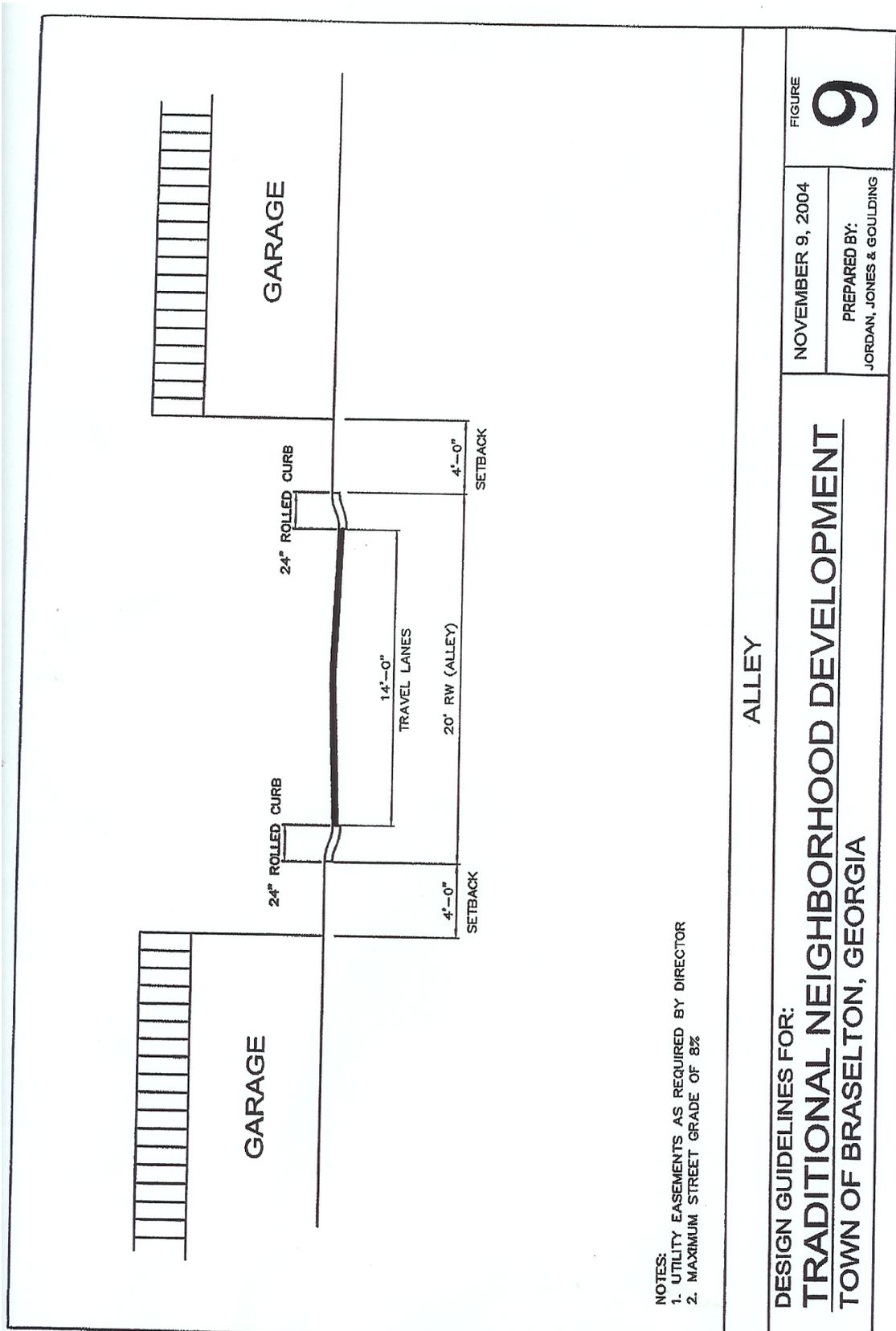
DESIGN GUIDELINES FOR:  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
 TOWN OF BRASELTON, GEORGIA

NOVEMBER 9, 2004

FIGURE

**8**

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 JORDAN, JONES & GOULDING



- NOTES:  
 1. UTILITY EASEMENTS AS REQUIRED BY DIRECTOR  
 2. MAXIMUM STREET GRADE OF 8%

ALLEY

DESIGN GUIDELINES FOR:

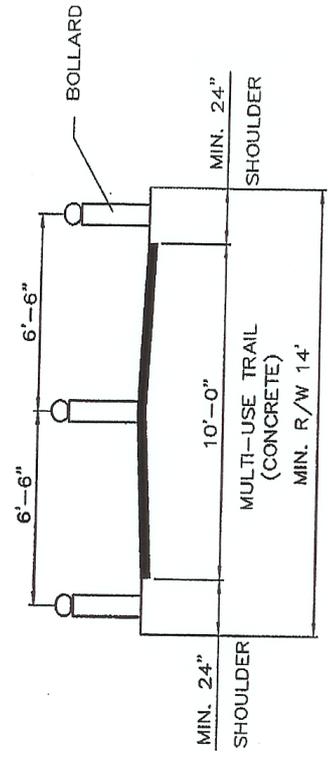
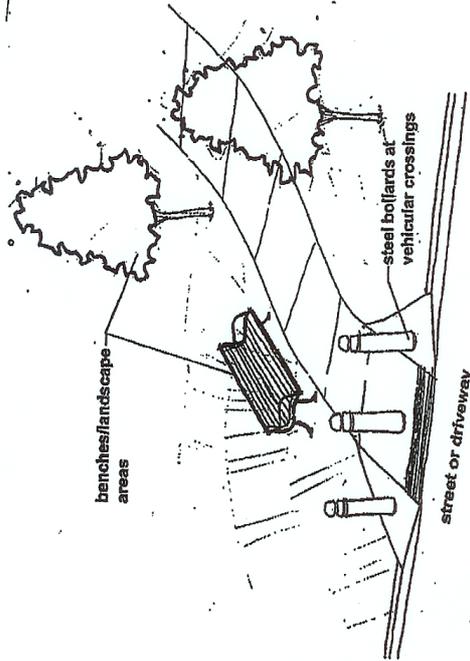
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
**TOWN OF BRASELTON, GEORGIA**

NOVEMBER 9, 2004

PREPARED BY:  
 JORDAN, JONES & GOULDING

FIGURE

**9**



- NOTES:
1. NO MOTORIZED VEHICLES EXCEPT GOLF CARTS
  2. MAXIMUM STREET GRADE OF 6%
  3. SHOULDER WIDTH VARIABLE BASED ON TOPOGRAPHY

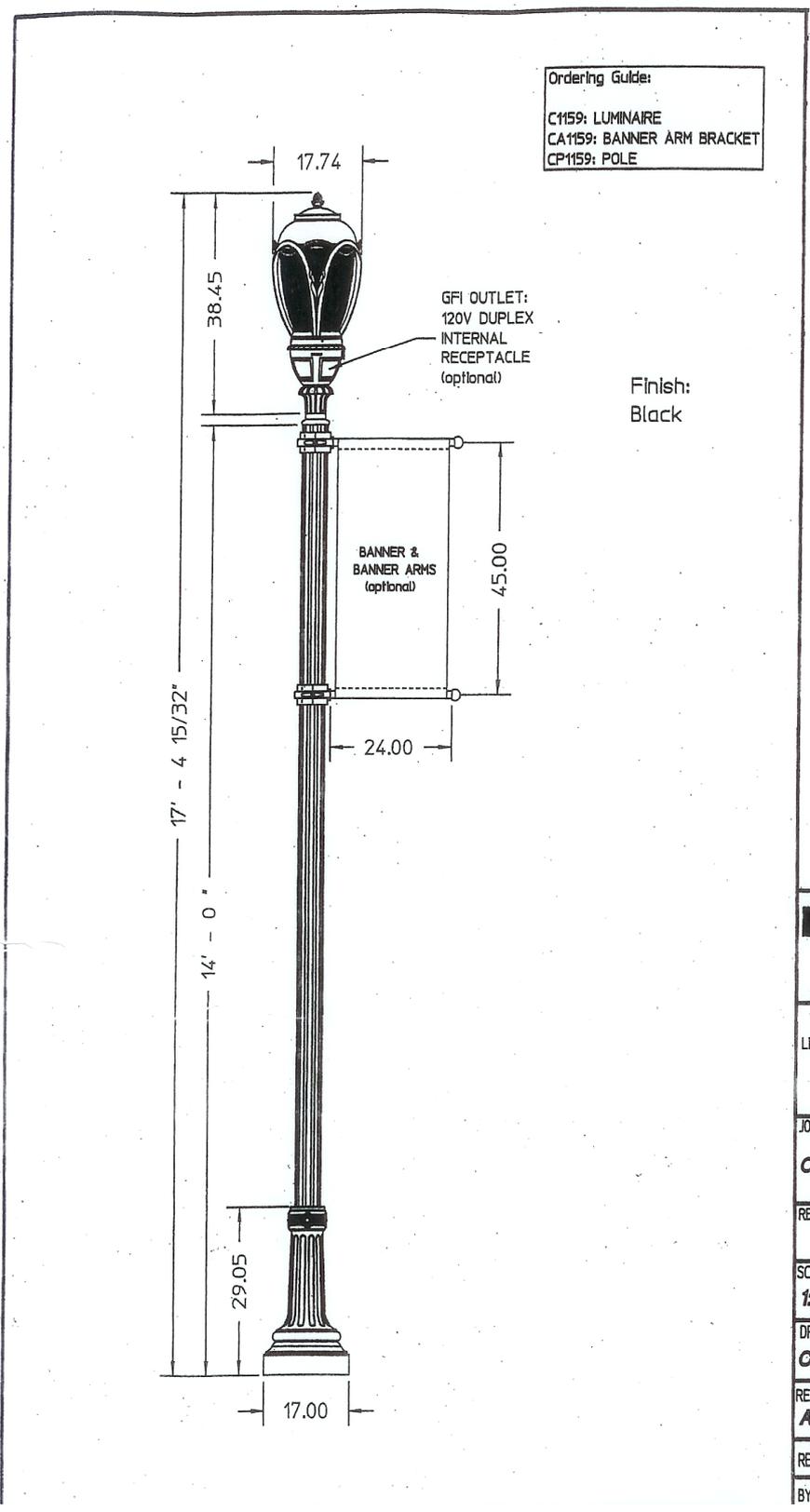
MULTI-USE TRAIL

DESIGN GUIDELINES FOR:  
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**  
 TOWN OF BRASELTON, GEORGIA

NOVEMBER 9, 2004

PREPARED BY:  
 JORDAN, JONES & GOULDING

FIGURE  
**10**



Ordering Guide:  
 C1159: LUMINAIRE  
 CA1159: BANNER ARM BRACKET  
 CP1159: POLE

GFI OUTLET:  
 120V DUPLEX  
 INTERNAL  
 RECEPTACLE  
 (optional)

Finish:  
 Black

BANNER &  
 BANNER ARMS  
 (optional)

**FIGURE:  
 11**

**TOWN OF BRASELTON  
 TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

**TYPE A PEDESTRIAN LIGHTING**

**HADCO**  
 a Genlyte company  
 ISO 9000: 2000 Certified  
 "Over 50 Years of Excellence"

100 Craftway P.O. Box 128  
 Littlestown, Pennsylvania 17340-0128  
 Phone 717-359-7131  
 Fax 717-359-9515  
 www.hadcolighting.com

JOB NAME:  
**City of Braselton**

REP. TERRITORY: **42**      DRAWN BY: **SMK**

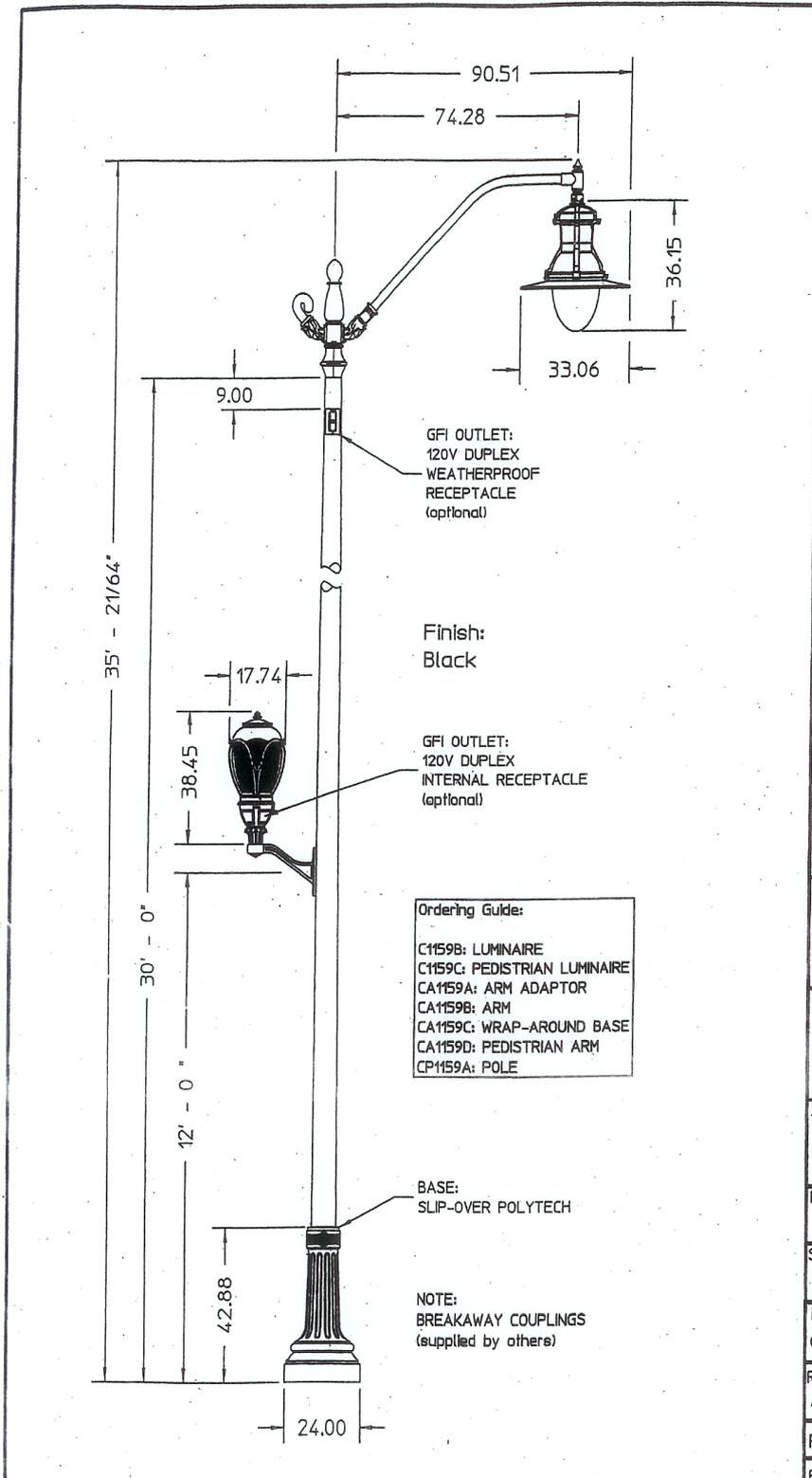
SCALE: **1:25**      DATE: **02/09/05**

DRAWING NUMBER:  
**C1159-DWQ01**

REP:  
**Ardd & Winter**

REV: **B**      POK: **05-028**

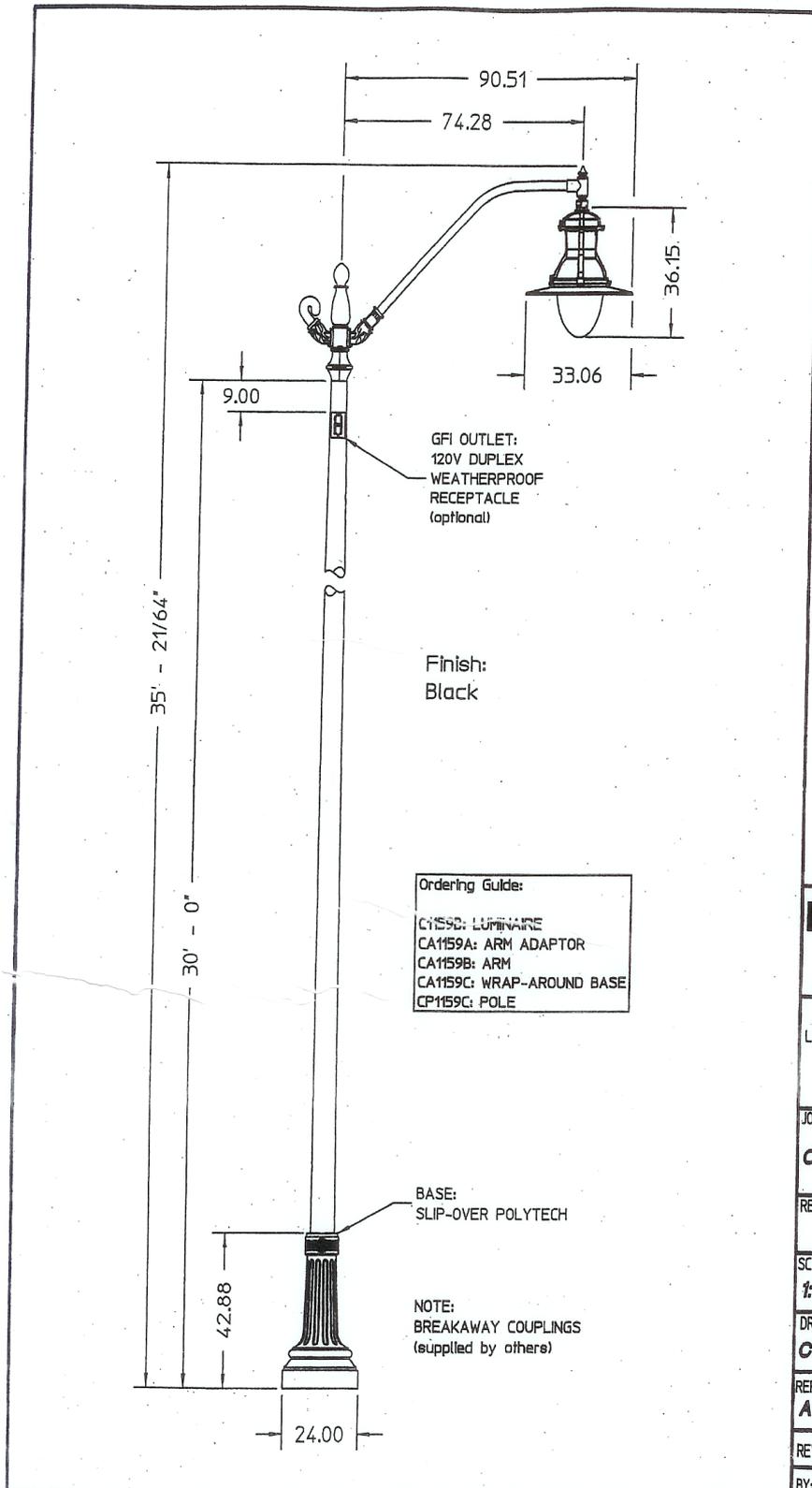
BY: **SMK**      DATE: **02/10/05**



**FIGURE:  
11**

**TOWN OF BRASELTON  
TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
TYPE B LIGHTING STANDARD**

|   |                          |
|---|--------------------------|
| <b>HADCO</b><br>a Genlyte company<br>ISO 9000:2000 Certified<br>"Over 50 Years of Excellence"                                       |                          |
| 100 Craftway P.O. Box 128<br>Lititztown, Pennsylvania 17340-0128<br>Phone 717-359-7131<br>Fax 717-359-9515<br>www.hadcolighting.com |                          |
| JOB NAME:<br><b>City of Braselton</b>   |                          |
| REP. TERRITORY:<br><b>42</b>  | DRAWN BY:<br><b>SMK</b>  |
| SCALE:<br><b>1:40</b>   | DATE:<br><b>02/09/05</b> |
| DRAWING NUMBER:<br><b>C1159-DWG03</b>   |                          |
| REP:<br><b>Ardd &amp; Winter</b>  |                          |
| REV: <b>B</b>   | PCN: <b>05-026</b>       |
| BY: <b>SMK</b>  | DATE: <b>02/10/05</b>    |



**FIGURE:  
11**

**TOWN OF BRASELTON  
TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
TYPE C ROADWAY LIGHTING**

**HADCO**  
a Genlyte company  
ISO 9000: 2000 Certified  
"Over 50 Years of Excellence"

100 Craftway P.O. Box 128  
Littletown, Pennsylvania 17340-0128  
Phone 717-359-7131  
Fax 717-359-9515  
www.hadcolighting.com

JOB NAME:  
**City of Braselton**

REP. TERRITORY: **42**      DRAWN BY: **SMK**

SCALE: **1:40**      DATE: **02/09/05**

DRAWING NUMBER:  
**C1159-DWG05**

REP:  
**Ardd & Winter**

REV: **B**      PCN: **05-026**

BY: **SMK**      DATE: **02/10/05**